

Brecknock Township
Planning Commission Meeting
December 28, 2020 at the Township building and via Zoom format

Meeting was called to order by Chairman Gene Martini at 7:00 p.m.

Planning Commission members present were Dean Imhoff, Jim Regener, Chris Storms (joined mid-meeting) and Jerry Long.

Technicon Enterprises Inc., II, Township Engineer, Michael L. Reinert, P.E was present.

Chairman Martini asked for discussion on the minutes of the October 26, 2020 meeting. Motion to approve the minutes as presented by Imhoff, seconded by Regener, all in favor, motion approved.

Millstone Village Lots #22 & 23 Lot Add On - Final Plan

John Fuehrer, P.E. of Fuehrer Associates was present on behalf of the applicant Martin Brothers Builders to discuss the proposed lot add on plan. Mr. Fuehrer provided a brief overview of the plan. The intent of this proposed lot add on plan is to subdivide 961 square feet off of an existing lot (lot #22 of Millstone Village Subdivision) owned by Delmar & Glenn Martin of Martin Brothers Builders consisting of 0.68 acres. The existing lots have frontage on the undedicated portion of Abbey Lane within Millstone Village and is located in the RM – Residential Medium zoning district. The land would then be joined with an adjacent lot (lot #23 of Millstone Village Subdivision) owned by Vernon & Diane Ray, which would increase the size of this property to 0.47 acres. Both lots are improved with single family detached dwellings and there are no proposed improvements or earth disturbances associated with this plan. Lot #22 would be reduced to 0.66 acres following completion of the lot add on plan. The primary reason for the plan is to adjust the side yard setback for lot #23 to comply with the minimum requirements of the RM zoning district.

Mr. Reinert referenced his review letter dated December 18, 2020 and indicated that the comments are minor in nature. The LCPC comments were received and were also very minor due to the scope of the proposal. Essentially the plan is merely to correct an error in the location of the dwellings in proximity to the shared property line. After some discussion by the Planning Commission, a motion was made by Martini, seconded by Regener to recommend conditional final plan approval provided the applicant addresses all comments in the Township Engineer's review letter dated December 18, 2020. All in favor, motion approved.

Lawrence Martin – Parochial School Discussion – Waiver of Land Development

Lawrence Martin was present along with Randy Martin and Joseph Good of the building committee for the Trostle Hill Parochial school located on East Bowmansville Road. Mr. Reinert indicated that he had previously had conversations with Mr. Martin regarding the project the school was considering. The school proposes to demolish the existing facilities on the property and construct a new schoolhouse and restroom facilities. A waiver letter was presented and cited the reasons for the requested relief from the land development process due to the property being used for similar purposes as it is currently with no additional impact to the community. The Planning Commission discussed the project and asked questions of the committee members. Concerns included sewer disposal (connection to public sewer or holding tank or other), the location of the driveway being partially on the

adjacent property and water service to the property. Mr. Martin noted that some areas of existing impervious surface could be removed to keep the net increase below the stormwater exemption threshold of 1,000 square feet.

After additional discussion and questions, a motion was made by Imhoff, seconded by Regener to recommend approval of the waiver from the land development procedure and plan requirements provided the applicant 1) addressed sewer disposal with the Township Sewage Enforcement Officer and/or sewer authority, 2) entered into a driveway agreement with the adjacent property owner for continued use of the access drive onto East Bowmansville Road, 3) limit the net increase of impervious surfaces to be less than 1,000 square feet for the project, and 4) provide sufficient horse ties for the school use on the property. All in favor, motion approved.

Draft Act 537 Plan

Mike Reinert noted that the final draft of the Act 537 plan has been forwarded to both the County and Township Planning Commission for review and comment by the Supervisors. The document has been in process for some time and reviewed by Township staff and Supervisor Long. Mr. Reinert noted the applicable sections the Planning Commission should focus on for discussion at next month's meeting. Laura Proctor of LCPC indicated she would be able to provide her draft comments a week prior to the January PC meeting to utilize as part of the conversation. No action was taken at this time.

Adjournment

Motion to adjourn at 7:54 PM by Storms, seconded by Imhoff, all in favor, motion approved.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc., II
Township Engineer